

# DILLON ANNEXATION TO THE TOWN OF FREDERICK

A PART OF THE SOUTH 1/2 OF THE SE 1/4 OF SECTION 15,  
TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH P.M.,  
TOWN OF FREDERICK, COLORADO  
69.559 ACRES, MORE OR LESS

## CERTIFICATE OF OWNERSHIP:

KNOW ALL MEN BY THESE PRESENTS THAT DILLON LIMITED LIABILITY LIMITED PARTNERSHIP IS THE OWNER OF  
CERTAIN LANDS IN FREDERICK, COLORADO, DESCRIBED AS FOLLOWS:

THAT PORTION OF THE SOUTH ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF  
SECTION 15, TOWNSHIP 2 NORTH, RANGE 68 WEST, OF THE 6TH. P.M.,  
WELD COUNTY, COLORADO DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF SAID SOUTHEAST ONE-QUARTER  
WHENCE THE SOUTHWEST CORNER THEREOF BEARS S 00°08'49" E 30.00 FEET;  
THENCE ALONG SAID WEST LINE NORTH 00°08'49" WEST 1299.38 FEET TO  
THE NORTHWEST CORNER OF SAID SOUTH ONE-HALF; THENCE ALONG THE NORTH  
LINE OF SAID SOUTH ONE-HALF NORTH 89°59'52" EAST 2404.50 FEET TO A  
POINT, WHENCE THE NORTHEAST CORNER OF SAID SOUTH ONE-HALF BEARS  
NORTH 89°59'52" EAST 250.20 FEET; THENCE ALONG THE WEST LINE OF  
THAT PARCEL OF LAND CONVEYED TO THE COLORADO DEPARTMENT OF HIGHWAYS  
BY DEED RECORDED IN BOOK 1503 AT PAGE 579 AND BOOK 1502 AT PAGE 288  
SOUTH 00°11'10" EAST 816.03 FEET; THENCE ALONG THE NORTH AND  
SOUTHWESTERLY LINES OF THAT PARCEL OF LAND DESCRIBED BY DEED RECORDED  
MARCH 29, 1938 IN BOOK 1024 AT PAGE 1 THE FOLLOWING TWO COURSES;  
SOUTH 89°47'50" WEST 93.54 FEET; SOUTH 36°44'44" EAST 156.61 FEET  
TO A POINT ON THE WEST LINE OF THAT PARCEL OF LAND CONVEYED TO THE  
COLORADO DEPARTMENT OF HIGHWAYS BY DEED RECORDED IN BOOK 1503 AT  
PAGE 587; THENCE ALONG SAID WEST LINE THE FOLLOWING TWO COURSES;  
SOUTH 01°24'50" WEST 51.97 FEET; SOUTH 03°13'37" WEST 307.31 FEET TO  
THE NORTH RIGHT-OF-WAY LINE OF WELD COUNTY ROAD #20; THENCE ALONG  
SAID NORTH RIGHT-OF-WAY LINE NORTH 89°58'20" WEST 639.30 FEET TO  
THE SOUTHEAST CORNER OF THAT PARCEL OF LAND DESCRIBED BY DEED  
RECORDED JANUARY 16, 1959 IN BOOK 1522 AT PAGE 385; THENCE ALONG  
SAID PARCEL THE FOLLOWING THREE COURSES; NORTH 43°57'30" WEST  
319.66 FEET; NORTH 89°58'20" WEST 268.00 FEET; SOUTH 00°01'40" WEST  
230.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF WELD COUNTY ROAD #20;  
THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE NORTH 89°58'20" WEST  
1256.09 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 69.559  
ACRES, MORE OR LESS.

THUS DESCRIBED TRACT CONTAINS 69.559 ACRES MORE OR LESS, TOGETHER WITH AND SUBJECT TO ALL EASEMENTS AND  
RIGHT-OF-WAYS EXISTING AND/OR OF PUBLIC RECORD.

EXECUTED THIS 3rd DAY OF August, A.D. 2001.

DILLON LIMITED LIABILITY LIMITED PARTNERSHIP

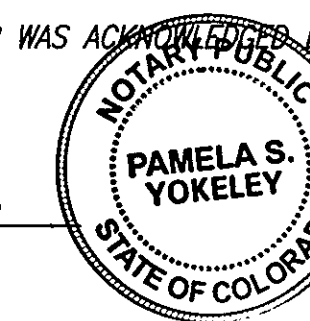
Jack C. Dillon  
BY: JACK C. DILLON, PARTNER

STATE OF COLORADO }  
COUNTY OF Boulder } SS:

THE FOREGOING CERTIFICATE OF OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS 3rd DAY OF August  
A.D. 2001

WITNESS MY HAND AND SEAL.

MY COMMISSION EXPIRES: 5/21/05



Pamela S. Yokeley  
NOTARY PUBLIC

PERIPHERY OF AREA TO BE  
ANNEXED = 7,842.38 FEET

CONTIGUITY = 1,895.39 FEET

ONE-SIXTH OF TOTAL  
PERIPHERY = 1,307.06 FEET

TOTAL ACRES = 69.559 ACRES, MORE OR LESS

## BASIS OF BEARINGS:

ASSUMED THE SOUTH LINE OF SECTION 15, TOWNSHIP 2 NORTH, RANGE 68  
WEST AS BEARING S89°58'20"E AS MONUMENTED AND SHOWN HEREON.

## PLANNING AND ZONING COMMISSION CERTIFICATE:

APPROVED BY THE FREDERICK PLANNING & ZONING COMMISSION THIS 5th DAY OF October, A.D., 2000

Jim Williams  
CHAIRMAN

## SURVEYOR'S CERTIFICATE:

I, RONALD W. ADAMS, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY  
THAT THE ANNEXATION MAP SHOWN HEREON IS A CORRECT DELINEATION OF THE ABOVE DESCRIBED PARCEL OF LAND AND THAT  
AT LEAST ONE-SIXTH (1/6) OF THE PERIPHERAL BOUNDARY OF SAID PARCEL IS CONTIGUOUS TO THE PRESENT BOUNDARY  
OF THE TOWN OF FREDERICK; 1895.39 FEET CONTIGUOUS, PERIMETER IS 7,842.38 FEET.

I FURTHER CERTIFY THAT THIS MAP AND LEGAL DESCRIPTION WERE PREPARED UNDER MY PERSONAL SUPERVISION ON THIS  
3rd DAY OF August, A.D. 2001.

Ronald W. Adams  
RONALD W. ADAMS  
COLORADO REGISTERED PROFESSIONAL LAND  
SURVEYOR NO. 13448

## CLERK AND RECORDER CERTIFICATE:

THIS ANNEXATION MAP WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF WELD COUNTY  
AT \_\_\_\_\_ O'CLOCK, \_\_\_\_\_ M., ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2001, IN THE BOOK \_\_\_\_\_,  
PAGE \_\_\_\_\_, MAP \_\_\_\_\_, RECEPTION NO. \_\_\_\_\_.

WELD COUNTY CLERK AND RECORDER

BY: \_\_\_\_\_  
DEPUTY

E. WAYNE WENTWORTH, P.E.  
CIVIL ENGINEERING DESIGN  
508 5TH AVENUE  
LONGMONT, COLORADO 80501  
PHONE (303)772-1177  
FAX (303)772-8553 CELLULAR (303)775-7962

## CERTIFICATE OF APPROVAL BY THE BOARD OF TRUSTEES:

THIS ANNEXATION MAP IS TO BE KNOWN AS "DILLON ANNEXATION TO THE TOWN OF FREDERICK" AND IS APPROVED AND  
ACCEPTED BY ORDINANCE NO. 579, PASSED AND ADOPTED AT THE REGULAR MEETING OF THE BOARD  
OF TRUSTEES OF FREDERICK, COLORADO, HELD ON August 16, 2000 AND RECORDED ON  
AS RECEPTION NO. \_\_\_\_\_ IN THE RECORDS OF THE CLERK AND RECORDER OF WELD COUNTY, COLORADO.  
NO. \_\_\_\_\_, IN THE RECORDS OF THE CLERK & RECORDER OF WELD COUNTY, COLORADO, BY THE BOARD OF  
TRUSTEES OF FREDERICK, COLORADO.

MAYOR

Edward J. Tagliente

ATTEST

Jim Williams  
TOWN CLERK